

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A TEXT AMENDMENT TO THE PLANNED DEVELOPMENT 0308 POLICY STATEMENT FOR THE PROPERTY LOCATED AT 5555 MONTGOMERY DRIVE - ASSESSOR'S PARCEL NUMBER 031-080-034, FILE NUMBER MJP14-012 (REZ14-016)

WHEREAS, the proposed Text Amendment pertains to amendments to the language included in the Policy Statement for Planned Development 0308 (PD-0308) concerning Assessor's Parcel Number 031-080-034; and

WHEREAS, on March 24, 1983, the City Council adopted an ordinance rezoning the property located at 5555 Montgomery Drive from R-3-15-PD (Multifamily Residential – Planned Development) to PD-0308 (Planned Development-0308) and adopted an associated Policy Statement that outlined the land use and development standards for the PD-0308 zoning district to allow the development of 315 residential units intended for elderly households; and

WHEREAS, on September 23, 2008, the City Council adopted an ordinance rezoning properties located at 5445 and 5447 Montgomery Drive (Assessor's Parcel Number 031-070-059) from the RR-40 (Rural Residential) zoning district to the PD-0308 zoning district, thereby amending the PD-0308 Policy Statement; and

WHEREAS, on October 11, 2011, the City Council adopted an ordinance rezoning five adjacent parcels (Assessor's Parcel Numbers 031-070-033, 031-070-034, 031-070-048, 031-070-049, 031-070-069, and 031-070-041) from the RR-20 (Rural Residential) zoning district to the PD-0308 zoning district, thereby amending the PD-0308 Policy Statement and increasing the total number of permitted residential units to 428 for occupancy by elderly households; and

WHEREAS, on October 17, 2024, the proposed Policy Statement for the PD zone was presented to the Design Review Board for a determination of compliance with the findings required by Zoning Code Section 20-26-060 A(4)(b) and the City's Design Guidelines; and

WHEREAS, the proposed Text Amendment to the PD-0308 Policy Statement would eliminate specific use permit requirements and instead rely on the City's Zoning Code to establish land use permitting consistent with the applicable General Plan land use designation, including allowing by-right uses compatible with the Medium Density Residential designation; and

WHEREAS, on March 26, 2026, the Planning Commission held a duly noticed public hearing and adopted Resolution No. PC-RES-2026-14 recommending to the City Council the adoption of a Zoning Code Text Amendment to amend the Planned Development 0308 Policy Statement, for the property situated at 5555 Montgomery Drive, at which time all those wishing to be heard were allowed to speak.

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, pursuant to City Code Section 20-64-050 (Findings), based on evidence and records presented, that:

1. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, because it reinforces the General Plan's role as the City's primary policy framework for regulating land use and guiding development. The amendment simplifies the existing PD-0308 by removing Use Permit requirements and deferring to the underlying General Plan land use designation of Medium Density Residential and the implementing Zoning Code. The General Plan establishes that land use designations, together with consistent zoning regulations, are intended to guide orderly development, ensure compatibility of uses, and implement the community's long-term vision. By eliminating duplicative and site-specific permitting requirements, the amendment advances General Plan objectives by streamlining development review processes and removing unnecessary regulatory barriers. The amendment also supports General Plan policies that promote efficient and predictable land-use regulations, encourage infill development, and accommodate the City's projected housing needs. As described in the General Plan, future land use decisions, zoning regulations, and development standards must be consistent with the General Plan framework; this amendment maintains that consistency by relying on the base zoning district to regulate permitted uses and required entitlements. Because the amendment does not change the allowed land uses or development intensity, but instead aligns the Planned Development with the General Plan and Zoning Code, it is consistent with General Plan goals and policies related to land use consistency, housing facilitation, regulatory efficiency, and economic vitality.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the Text Amendment does not constitute a physical development project. Rather, the amendment modifies procedural requirements by reducing permitting obligations for uses that are already consistent with the parcel's General Plan land use designation and the applicable base Zoning District. Any future development within the Planned Development area will remain subject to all applicable review processes and required findings related to public interest, health, safety, convenience, and welfare, as established by the underlying Zoning District and consistent with the General Plan. Additionally, all development and land uses must comply with existing local, state, and federal regulations.
3. The proposed Text Amendment is internally consistent with applicable provisions of the Zoning Code. The Planned Development (PD) zoning district is intended to recognize the advantage that integrated community offers over conventional zoning techniques in implementing General Plan goals through specific site developments. The PD district is specifically envisioned as a mechanism to preserve and/or create distinctive, high quality, single or mixed use developments that meet or exceed the goals of the General Plan. The requirements of this district are intended to encourage preservation of existing amenities and creation of new amenities; provide for a variety of housing types and densities; and achieve superior relationships among uses, both within and surrounding the district. The

Policy Statement for the existing PD-0308 zoning district was adopted in 1983. The proposed Text Amendments to the Policy Statement are intended to simply and streamline future development consistent with the standard regulations of the implementing Zoning District for the site. Future development will generally follow the development standards and permitting requirements set by the Zoning Code.

Section 2. The Council, having determined that all conditions required by law have been satisfied and all findings with relation thereto have been made, hereby amends the existing Planned Development PD-0308 District Policy Statement, which Policy Statement is attached hereto as Exhibit A.

Section 3. Environmental Determination. The proposed Text Amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA), and it has been determined that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment modifies the existing Planned Development regulations by eliminating Conditional Use Permit requirements and deferring to the General Plan land use designation and implementing zone, and does not authorize or approve any specific development, increase allowable density or intensity, or change permitted land uses beyond those already evaluated in the General Plan.

In addition, the project qualifies for streamlining pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), as the amendment is consistent with the General Plan land use designation of Medium Density Residential and relies on the Zoning Code to regulate future development, consistent with the General Plan. Development that may occur as a result of this amendment would be consistent with the development assumptions analyzed in the General Plan Environmental Impact Report (EIR), and no new or more severe environmental impacts would occur beyond those previously analyzed.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

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Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on May 12, 2026.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of ____, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

Exhibit A - Planned Development 0308 Policy Statement